

**City of Milpitas
Library Subcommittee Meeting
City Hall Committee Conference Room
Meeting Notes
Tuesday, January 24, 2006**

UNAPPROVED MEETING MINUTES

1. Flag Salute Mayor Esteves led the Committee in the Pledge of Allegiance.

2. Call to Order Mayor Esteves called the meeting to order at 5:30 p.m.

Attendance:

<i>City Council:</i>	Mayor Jose Esteves, Councilmember Bob Livengood
<i>Staff:</i>	Mark Rogge, Emma Karlen, Elizabeth Tamayo
<i>County Library Staff:</i>	Linda Arbaugh, Melinda Cervantes
<i>Chong Partners:</i>	Geoff Adams, Marcelo Farias
<i>Group 4</i>	Dawn Merkes, David Schnee, David Sturges
<i>GSS Consulting</i>	Gail Seeds

3. Citizens Forum (remarks limit to 3 minutes):

- None

4. Announcements:

- None

5. Approval of Agenda:

- The Committee approved the agenda.

6. Approval of Minutes – November 22, 2005

- The Committee approved the meeting minutes from the November 22, 2005 and October 25, 2005 Library Subcommittee Meeting.

7. Progress Report

A. Library

- We are currently in the Construction Documents Phase and have the 100% Design Development plans. Staff is working on cost savings measures for both the library and the garage projects.
- The Library Expenditures were presented to the subcommittee.
- At the last Library Subcommittee Meeting, staff reported that they received the PG&E, "Saving by Design". Group 4 Incorporated the following energy saving features into the Library for the "Saving by Design" program:
 - Occupancy Sensor Lighting Controls
 - Light Monitors and Daylight Harvesting Controls
 - VAV Single-zone AC Units
 - High-efficiency AC Units
 - Under-floor Air Distribution
- The program was developed by PG&E and Group 4's mechanical subcontractor. Under the California Energy code there are requirements that the City must meet and we have done so. In fact, the report found that our energy efficiency performance is 15.9% superior to the California Building Energy Code. This program we will save an estimated \$20,417 annually on power. The PG&E one-time owner incentive is \$12,384.

- Staff has continued to keep dated and to report on is the cost rise due to market conditions and Hurricane Katrina. Recently, staff is seeing unprecedented cost rise. Before Katrina, we saw a cost rise in steel and other construction materials. Katrina has also caused the cost rise in pipes and other materials. The past Cost Plan was estimated base on the best known, “Cost To Date”. Beyond that, we were showing 6-8 percent in cost rise and reporting to the Committee that if we were to remain in the 6 to 8 percent; we would still be in good shape. However, since then, it seems that cost estimators are giving us different number, which range from 10-15%. Therefore, we are looking at a higher cost rise then expected. Which means there is a greater demand for us to cut costs. In order stay with in the project budget, we must look at ways to reduced cost and now is the best time to do so.
- The original estimate for total construction with contingency is \$26.2 million. We need to cut \$1.6 million in convent dollars to stay within budget, bringing the new cost plan as of today down to \$24.6 million. We do have bid contingency of \$2.1 million to covers the bidding competition. However, this 10% bid contingency will be used if we do not receive at least four (4) good bids. After bidding, we have other contingencies, which includes: 10% construction, 10% of FF& E, Add/Delete Alternates, and Project Contingency, which total approx \$5 million.
- Councilmember Livengood: Tell me what is the 6% in dollar value? (Councilmember Livengood was referring the “Construction Cost Rise Demands Cost Cutting” slide) Does that \$24.6 million include the contingency?
- Dawn Merkes: It was a budget estimate, but after we learned of additional about the cost rise, we needed to take that in consideration. Staff has been assisting Group 4 in gathering comments.
- Mark Rogge: Some of the cost saving Group 4 has identified is within tonight’s presentation. Group 4 has a commitment and they will continue to adjust this project budget and adjust the scope of work to make sure that we maintain all of our contingencies and address the projected cost rise.
- David Schnee - We have been working with staff to find the right combination of reductions that will meet the \$1.6 target, as well as trying to preserve the scope and maximize the quality and keep the project on schedule.
- Group 4 presented a proposal to the Committee and relay that they are not done with the value engineering process. The cost savings measures are as following:
 - Simplify and reduce light monitors
 - Simplified roof
 - Less expensive material (Zinc to painted metal)- similar to that on Group 4 Santa Clara Library project
 - Simplified ceilings
 - Changed Courtyard Roof Material
 - Eliminate raised platform at tower
 - Simplify furniture and signage
 - Other items
- Mark Rogge - If there are other costs saving that beyond the \$1.6 million saving we will be looking in to them.
- Mayor Esteves - At this period are you able to place an estimate of saving for each item?
- Mark Rogge - The changes all go together to make up the \$1.6 million.
- Mayor Esteves - The roofing of painted metal, does that mean higher cost to maintain?
- Dawn Merkes - The material is dutiable and it is not common painted steel but on a more durable finish. The life expectancy is 30-35 years. In comparisons to

zinc which has a life expectancy of 50 years. 30-35 years of expectancy is still very good for a life of a roof. It is a very common material that is use for roofing.

- David Schnee - With the painted steel roof, it comes in what every color we select. We like the look of zinc, which is the warm gray color.
- Mark Rogge pointed out the windows in the auditorium space. The original windows are taller then what is now shown but will be detailed to appear as full height for renovation of the building. We tried to maintain the windows at it full height but that required additional details. We can still frame out the window as they appeared historically on the inside. These are item that are costly that we can do without.
- Melinda Cervantes – Have you accounted for the automated materials, handling elements, maybe interiors, because there is great expense in moving all the books back to the circulation areas. Is that in your cost estimate?
- David Schnee – We have focused on the book conveyor from the driver drop off in the back to the sorting room. The front book drop is presently shown as a non-automated after hour. Melinda Cervantes expressed that due to the increase in size of the new library, the County library wants to automate as many of the process as possible.
- Mark Rogge – There is a greater need for the Book Drop to be in the back of the building then the front. This will service a lot population of people who drop off their books by car. The concern is if a pedestrian on Main Street wants to drop off a book off after hours, he or she would have to walk around to the back side of the building make the drop. At the same time we want to reduce activities in the front of the building as much as possible.
- David Schnee stated that Group 4 would work with the County once an automated vendor is selected to coordinate their book sorting with the space and conveyor.
- Mark Rogge stated the displayed view of the courtyard covers from various perspectives.
- Dawn Merkes – Previously translucent fiberglass type panels were shown. They are heavier and require lot of structure.
- Mark Rogge – The cover tensile fabric roof concept is used a lot in other locations. One past problem was that they had poor characteristic for ultraviolet light transmission. The current one are treated to prevent ultraviolet light.
- David Schnee – We have estimated a quarter of a million dollars in saving (\$250,000) for the Courtyard covering. The same amount of space, but much simpler then the previous design.
- Mayor Esteves stated the high volumes for book return are in the evenings, therefore, having a drop-off in the front would be best. Staff feels that the Driver-side Drop-off in the back may be more popular. We will not have the ability have two conveyer systems. Melinda Cervantes agrees with staff. Melinda mention that many books are returned during the commuter hours in the morning,
- David Schnee – We are also working with City staff at looking at the shape of the tower and the columns and angles to see what its impact is to the budget and to see if we can make any adjustments.
- Mark also mentioned that the Library Advisory Commission had developed a Donor Program and would like to have a Donor Board in the new Library. Group 4 is looking at finding a good location for the board.
- The Facilities Naming Subcommittee recommended that the reference room located in north tower area be dedicated to Martin Luther King Jr. The room will have display and books on Dr. King. In the children's area there will be

information on Dr.King that is geared toward the younger age group. Group 4 will be looking into that.

- Mark Rogge - It is good time to address the issue of cost rise, we are currently ahead of scheduled but this will put us back on the schedule. The extra time spent now is to find cost saving that will help the project be successful.

B. East Parking Garages

- Staff has also asked Chong Partners to identify areas for cost saving in the garage. There are some items that are expensive that we can avoid and there are some items that we cannot avoid. Chong Partners was asked to simplify the exterior of the building; two of the items that can be eliminated are the photovoltaic panels and the screen panels. Chong Partners provided a new model showing the building with the two items removed.
- Geoff Adams – Chong Partners still has work to do in developing the exterior after removing the photovoltaic and screen panels from their designs.
- Staff presented the new location for the Leaping Lena (historical fire tuck) on the ground floor of the garage.
- Geoff Adams - The front of the tuck will be facing toward the library, it is the end of the tuck that more people will be interested in looking at. Three-quarters of the foot-traffic will be from the upper levels down. The front of the tuck orientated to the west will lessen the problem of people stopping and gathering and in the vehicle travel lane.
- Councilmember Livengood wanted to know if there has been any discussion regarding the open elements of the new location for Leaping Lena. Mark Rogge- With the openness of the garage, it will get dusty. There will be a sanitary drain and hose bid and we will request volunteers of the Historic Society to wash it and keep it clean.
- Councilmember Livengood expressed that the openness of the garage will deteriorate the Leaping Lena faster than if it is placed in a closed environment. It is costly to restore and Councilmember Livengood wants to make sure that it is not the City's responsibility for upkeep. We must put into written that the Historical Society, the owner, will be responsible for the maintenances and the upkeep of the "Leaping Lena", the City will only provide housing and that will not be liable for any damage to the tuck. Staff stated that there is an agreement between the City and the Historical Society that will have a permanent railing and security cameras.

C. Site Preparation

- Staff is ready to recommend awarding the contract to the Utility Project for Main Street. Staff will bring it to the next City Council meeting on February 7th.
- We have moved forward with the demolition, all of the warehouse are now gone. The only remaining elements of the Blacksmith shop is the Tank House, which is scheduled to be relocated to the railroad side of Winsor. The Branded Boards are being prepared for display. The next phase will be the ground remediation. We will have a monitoring program for the site for at least the next two years. Staff will bring to Council the next phase of bidding.

D. Street Utilities & Streetscape

▪ Business Preservation Plan

- Staff would like a recommendation to bring to Council the Business Preservation Plan.
- Councilmember Livengood – There is a business located underneath the crossing

and we are involved in litigation with them. One of the claims is that the City is somehow damaging their business. What would happen to this business when the Utilities Relocation project begins? How will this business be impacted? Mark Rogge – There will be very little impact and they will be treated like every business around there. Staff have already visited some of the owners from the surrounding businesses and held a meeting at City Hall for the properties owners to learn about what's coming up, what impact might be and their concern so the City can address the issues, on the first phase of utility work and will do so again for the next phase.

- Councilmember Livengood requested that staff make sure that this one particular business representative be present at the meeting and if he wasn't to please notify the City Attorney. Mark Rogge – They were spoken to in the field about the construction and project progress. They were also told that half of the parking would be used for construction proposed.
- Councilmember Livengood – What rights does he have to the parking lot? Mark Rogge – He has no special rights to the parking lot that the City owns. The former VTA lease has expired. We painted out the properties line to make it clear to everyone who owns what. He does own the very southern-most portions of the lot, so there is one row of parking spaces on the southern edge just east of his building. The parking spaces are his but the access to them are from City property. We will not block the access to that area. That is another reason why we painted the lines out to make sure that our contractors will respect that.
- Mark Rogge – we will have phases for the construction and there will be brief street closures for construction work.
- Staff asked for the Committee for recommendation to approve the Midtown North Main Street Development, Business Preservation Plan during Construction with comments.
- The Committee recommended the Business Preservation Plan. Staff will bring to Council and if approved will be review by the City Attorney.
- We had a bid opening for the North Main Street Utilities project; the lowest acceptable bid was little below the Engineer's estimate. We had six (6) bids and we met with the lowest bid contractor to make sure there was no error made. He was ready to honor his bids and move forward if awarded. D'arcy and Harty is the contractor that had the lowest bid. Staff will forward to Council to award the project to D'arcy and Harty.
- Mark asked the Committee for feedback on the Library Subcommittees presentations if there are any concerns. Is there too much detail or too little detail? Mayor Esteves would like to see a summary of the contract submittal documents. Councilmember Livengood said it was fine.

8. Other Business

- None

9. Set Next Meeting Date

- The next meeting is scheduled for Tuesday, March 28, 2006 @ 5:30 p.m.

11. Adjournment

- Meeting adjourned at 7:00 p.m.